

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: ARNOLDS PARK
Local Government Number: 30G272

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ARNOLDS PARK URBAN RENEWAL	30001	1
ARNOLDS PARK #2 URBAN RENEWAL	30002	1
ARNOLDS PARK BRIDGES BAY URBAN RENEWAL	30026	1

TIF Debt Outstanding: 11,449,202

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2013 Cash Balance
as of 07-01-2013:	28,532	0	Restricted for LMI

TIF Revenue:	779,586
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	779,586

Rebate Expenditures:	0
Non-Rebate Expenditures:	818,624
Returned to County Treasurer:	0
Total Expenditures:	818,624

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2014 Cash Balance
as of 06-30-2014:	-10,506	0	Restricted for LMI

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 10,641,084**

Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK URBAN RENEWAL
 UR Area Number: 30001
 UR Area Creation Date: 04/1990

The plan is intended to stabilize, revitalize and improve the community by encouraging development and providing the opportunity for creating a vital, dynamic and competitive economic development area for Arnold's Park according to the Comprehensive Plan.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM	30067	30068	27,362,961

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,267,900	33,440,200	0	0	-11,112	57,696,988	0	57,696,988
Taxable	0	12,817,469	33,440,200	0	0	-11,112	46,246,557	0	46,246,557
Homestead Credits									24

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **30,746** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 446,419
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 446,419

Rebate Expenditures: 0
 Non-Rebate Expenditures: 469,807
 Returned to County Treasurer: 0
Total Expenditures: 469,807

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **7,358** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For ARNOLDS PARK URBAN RENEWAL

Zephyr Drive Storm Sewer and Parking

Description:	Utilities and Hard Surface Parking
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Loop - West Broadway

Description:	Water line Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Sewer / Stormsewer - Hwy 71

Description:	Utility work - Hwy 71 Corridor
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hwy 71 - Landscape & Ltg.

Description:	Trails, Sidewalks, Street Lights, Landscape Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

West Broadway St Reconstruction

Description:	Roadway and Utility Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Broadway Trails and Lighting

Description:	Pedestrian Lighting, Trails Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Parking - Legion/Hwy 71

Description:	Utilities and Hard Surface Parking
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

Cemetary and War Memorial

Description:	Landscaping along Hwy 71 and Bascom St.
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Lake Street Lighting

Description:	Pedestrian Trails, Lighting
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Hwy 71 Welcome Signs

Description:	City Entrance Signs
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

City Park Redevelopment

Description:	Downtown City Park - Parking/shelter/trails
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Lake Shore Drive

Description:	Roadway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ARNOLDS PARK URBAN RENEWAL

2010A GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,200,000
Interest:	1,511,803
Total:	3,711,803
Annual Appropriation?:	Yes
Date Incurred:	01/01/2010
FY of Last Payment:	2029

2010B GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	361,250
Interest:	59,155
Total:	420,405
Annual Appropriation?:	Yes
Date Incurred:	12/02/2010
FY of Last Payment:	2022

2012 GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,378,800
Interest:	263,552
Total:	2,642,352
Annual Appropriation?:	Yes
Date Incurred:	03/29/2012
FY of Last Payment:	2024

2014B GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	500,000
Interest:	97,738
Total:	597,738
Annual Appropriation?:	Yes
Date Incurred:	06/02/2014
FY of Last Payment:	2027

Non-Rebates For **ARNOLDS PARK URBAN RENEWAL**

TIF Expenditure Amount:	64,364
Tied To Debt:	2010A GO Bonds
Tied To Project:	Sewer / Stormsewer - Hwy 71

TIF Expenditure Amount:	39,449
Tied To Debt:	2010A GO Bonds
Tied To Project:	Hwy 71 - Landscape & Ltg.

TIF Expenditure Amount:	8,748
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Zephyr Drive Storm Sewer and Parking

TIF Expenditure Amount:	8,748
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Parking - Legion/Hwy 71

TIF Expenditure Amount:	5,047
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Lake Street Lighting

TIF Expenditure Amount:	5,720
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Hwy 71 Welcome Signs

TIF Expenditure Amount:	5,383
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Water Loop - West Broadway

TIF Expenditure Amount:	116,322
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	West Broadway St Reconstruction

TIF Expenditure Amount:	56,499
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Broadway Trails and Lighting

TIF Expenditure Amount:	73,117
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Cemetary and War Memorial

TIF Expenditure Amount:	63,146
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	City Park Redevelopment

TIF Expenditure Amount:	23,264
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Lake Shore Drive

TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK URBAN RENEWAL (30001)
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 30068

TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1990

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,267,900	33,440,200	0	0	-11,112	57,696,988	0	57,696,988
Taxable	0	12,817,469	33,440,200	0	0	-11,112	46,246,557	0	46,246,557
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	15,725,400	41,982,700	27,362,961	14,619,739	238,539

FY 2014 TIF Revenue Received: 446,419

Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK #2 URBAN RENEWAL
 UR Area Number: 30002
 UR Area Creation Date: 12/1994

The plan is to stabilize, revitalize and improve the community through blight removal and by encouraging economic development and providing opportunities for creating dynamic and competitive industrial development for Arnolds Park and surrounding areas.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM	30065	30066	11,528,500

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	136,232,700	5,866,000	0	0	-131,492	141,967,208	0	141,967,208
Taxable	0	71,953,438	5,866,000	0	0	-131,492	77,687,946	0	77,687,946
Homestead Credits									235

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **-14,409** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 188,418
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 188,418

Rebate Expenditures: 0
 Non-Rebate Expenditures: 197,938
 Returned to County Treasurer: 0
Total Expenditures: 197,938

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **-23,929** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For ARNOLDS PARK #2 URBAN RENEWAL

Rohr St. to 240th Ave.

Description:	Concrete Overlay on Rohr - east of Sawmill Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

East Broadway

Description:	Roadway reconstruction from Hwy 71 to Rohr
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Forest Park Road

Description:	Utilities and Roadway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

240th Ave.

Description:	Cost share with Dickinson Co. - Roadway construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Dam Road - Helms Dr.

Description:	Water/Sewer and Roadway construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ARNOLDS PARK #2 URBAN RENEWAL

2010B GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,083,750
Interest:	177,465
Total:	1,261,215
Annual Appropriation?:	Yes
Date Incurred:	12/01/2010
FY of Last Payment:	2022

2012 GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	751,200
Interest:	77,543
Total:	828,743
Annual Appropriation?:	Yes
Date Incurred:	03/29/2012
FY of Last Payment:	2024

Non-Rebates For ARNOLDS PARK #2 URBAN RENEWAL

TIF Expenditure Amount:	74,398
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Dam Road - Helms Dr.

TIF Expenditure Amount:	4,022
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	East Broadway

TIF Expenditure Amount:	1,005
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	Forest Park Road

TIF Expenditure Amount:	21,113
Tied To Debt:	2010B GO Bonds (Portion)
Tied To Project:	240th Ave.

TIF Expenditure Amount:	97,400
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Rohr St. to 240th Ave.

TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK #2 URBAN RENEWAL (30002)
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM
 TIF Taxing District Inc. Number: 30066

TIF Taxing District Base Year:	1993		UR Designation
FY TIF Revenue First Received:	1995	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1994
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	136,232,700	5,866,000	0	0	-131,492	141,967,208	0	141,967,208
Taxable	0	71,953,438	5,866,000	0	0	-131,492	77,687,946	0	77,687,946
Homestead Credits									235

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	19,691,600	77,687,946	11,528,500	66,159,446	1,079,472

FY 2014 TIF Revenue Received: 188,418

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Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK BRIDGES BAY URBAN RENEWAL
 UR Area Number: 30026
 UR Area Creation Date: 11/2006

UR Area Purpose: This plan is intended to stabilize, revitalize and improve the community by encouraging new commercial economic development opportunities within the community and Dickinson County Iowa.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/UR TIF BRIDGES BAY INCRE	30141	30142	8,787,644

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,337,100	5,796,900	0	0	0	23,134,000	0	23,134,000
Taxable	0	9,156,883	5,796,900	0	0	0	14,953,783	0	14,953,783
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **12,195** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 144,749
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 144,749

Rebate Expenditures: 0
 Non-Rebate Expenditures: 150,879
 Returned to County Treasurer: 0
Total Expenditures: 150,879

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **6,065** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

Linden Drive Water and Sewer

Description:	Water and Sewer upgrades to Linden Dr.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hinshaw Bridge

Description:	Cost share bridge construction with County and DOT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Linden Drive Trails and Lighting

Description:	Construction of trails and sidewalks as well as street lighting
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Linden Dr. intersection Hwy 71

Description:	Right turn lane and reconstruction of roadway from Hwy 71 to Iowa St.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

2007 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	85,000
Interest:	63,732
Total:	148,732
Annual Appropriation?:	Yes
Date Incurred:	11/01/2007
FY of Last Payment:	2014

2014B Go Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,545,000
Interest:	293,214
Total:	1,838,214
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2027

Non-Rebates For **ARNOLDS PARK BRIDGES BAY URBAN RENEWAL**

TIF Expenditure Amount:	6,035
Tied To Debt:	2007 GO Bonds
Tied To Project:	Linden Drive Water and Sewer

TIF Expenditure Amount:	119,195
Tied To Debt:	2007 GO Bonds
Tied To Project:	Hinshaw Bridge

TIF Expenditure Amount:	7,544
Tied To Debt:	2007 GO Bonds
Tied To Project:	Linden Drive Trails and Lighting

TIF Expenditure Amount:	18,105
Tied To Debt:	2007 GO Bonds
Tied To Project:	Linden Dr. intersection Hwy 71

TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK BRIDGES BAY URBAN RENEWAL (30026)
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/UR TIF BRIDGES BAY INCRE
 TIF Taxing District Inc. Number: 30142
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,337,100	5,796,900	0	0	0	23,134,000	0	23,134,000
Taxable	0	9,156,883	5,796,900	0	0	0	14,953,783	0	14,953,783
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	862,900	14,953,783	8,787,644	6,166,139	100,608

FY 2014 TIF Revenue Received: 144,749